Reception Room
16'11" x 14'4"

Bedroom
10'1" x 13'6"

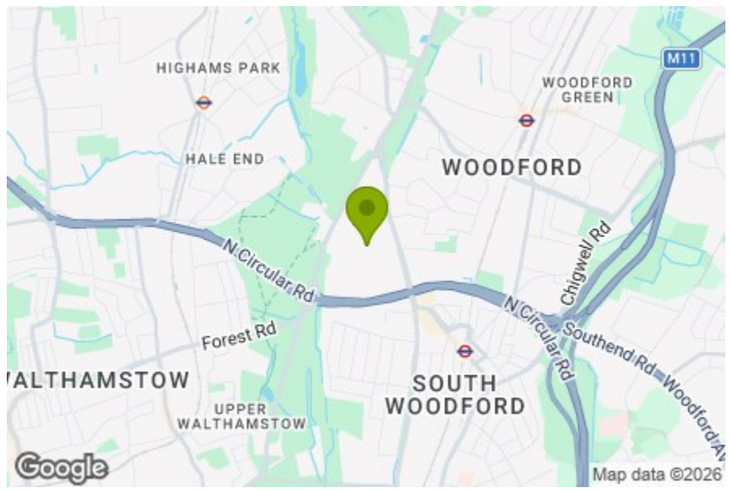
Bathroom
6'1" x 9'3"

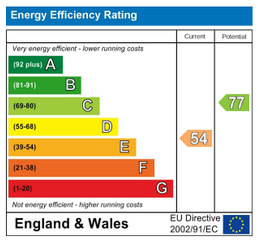
Kitchen
9'10" x 11'6"

Bedroom
17'1" x 14'4"

Bedroom
10'3" x 13'8"

Storage





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CHELMSFORD ROAD, SOUTH WOODFORD

Offers In Excess Of £450,000 Leasehold

3 Bed Flat

Features:

- Split Level Victorian Apartment
- Chain Free
- Three Bedrooms
- Private Rear Garden & Own Front Door
- Over 1200 Sq ft
- Huge Levels Of Natural Light
- Kitchen Diner
- Short Walk To Epping Forest & George Lane

Ideally positioned between the ancient woodlands of Epping Forest and the thriving amenities of South Woodford, this sizeable three-bedroom Victorian conversion comes in at an impressive 1200 square foot, and that's not even including the private garden at the rear. Other highlights include the abundance of natural light, sole-use front door, dine-in kitchen and chain-free status.

REQUEST A VIEWING
0203 3691818

IF YOU LIVED HERE...

You'll enjoy 1200 square feet of smartly laid out space and you'll love the original features found throughout, but you'll also appreciate the opportunity to add your own personality, working from a blank canvas.

Your reception room is bright thanks to the generous windows, showcasing the considered colour palette and original fireplace surround, this has potential to be a lounge diner due to its size. You'll find more of the polished finish in the dual aspect kitchen-diner, where you'll also enjoy the smart layout, sleek units and monochrome tiling. There's a smart family-bathroom on this floor, as well as a generous double bedroom, which could of course be used as an office or studio if preferred.

Up on the second floor, you'll find another two generous double bedrooms, including a stunning master with windows flanking two sides (including one that's a particularly gorgeous circular design) and a characterful fireplace alcove. There's plenty of storage throughout, so it'll be simple to banish clutter.

Outside you have your own private garden, the perfect spot to relax in with a drink, but you don't have to travel far for more nature with Epping Forest so nearby - it's mere metres away.

As for urban perks, you've got some excellent options. Just 0.5 miles away you'll find Jones & Sons, the sister brand of the Dalston hot spot - you'll want to visit asap. You've also got a brilliant selection of supermarkets, including a Waitrose and M&S. South Woodford station is less than a 15 minute walk, where the Central line can take you to Liverpool Street in just 20 mins.

WHAT ELSE?

- The area even has its own Odeon cinema, which is a 12 minute walk away from your home.
- Parents will be pleased to learn there's an abundance of great primary and secondary schools in the area, it is also in the catchment area for Churchfields School, one of the reasons this area is so popular with families.
- Your new local? How about The George, a short stroll away - offering a warm atmosphere, friendly staff and a great menu.

A WORD FROM THE EXPERT...

"South Woodford was home for the first 25 years of my life. As I get older, I realise how lucky I am to have grown up here, an area with such fantastic schools, amenities and green space. George Lane is the main hub, where you'll find the Central line station, as well as a great selection of supermarkets — M&S, Sainsburys, Waitrose and a Co-op. On top of this, is a fantastic choice of bars, pubs and restaurants, as well as an Odeon Cinema, library and gym. You really do have everything on your doorstep. Personal favourites for food include the Japanese takeaway Sakura, and newly opened independent cafe Bobo & Wild. South Woodford boasts a great stock of Victorian/ Edwardian family homes, as well as newer purpose-built blocks of flats and conversions, so attracts families and young professionals. It has great transport connections to the City and Canary Wharf, and with Epping Forest on your doorstep, it's got the perfect balance of everything you need. My favourite local spots for walking are the Hollow Ponds, and the tucked away Elmhurst Gardens, with its two tennis courts. The nearby Woodford Dog Park is also a favourite, where both dog and owner meet up with their regular pals! All round, it's a great place to call home."

BEN CHARLETON
E18 ASSISTANT MANAGER

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